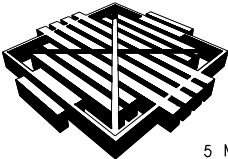
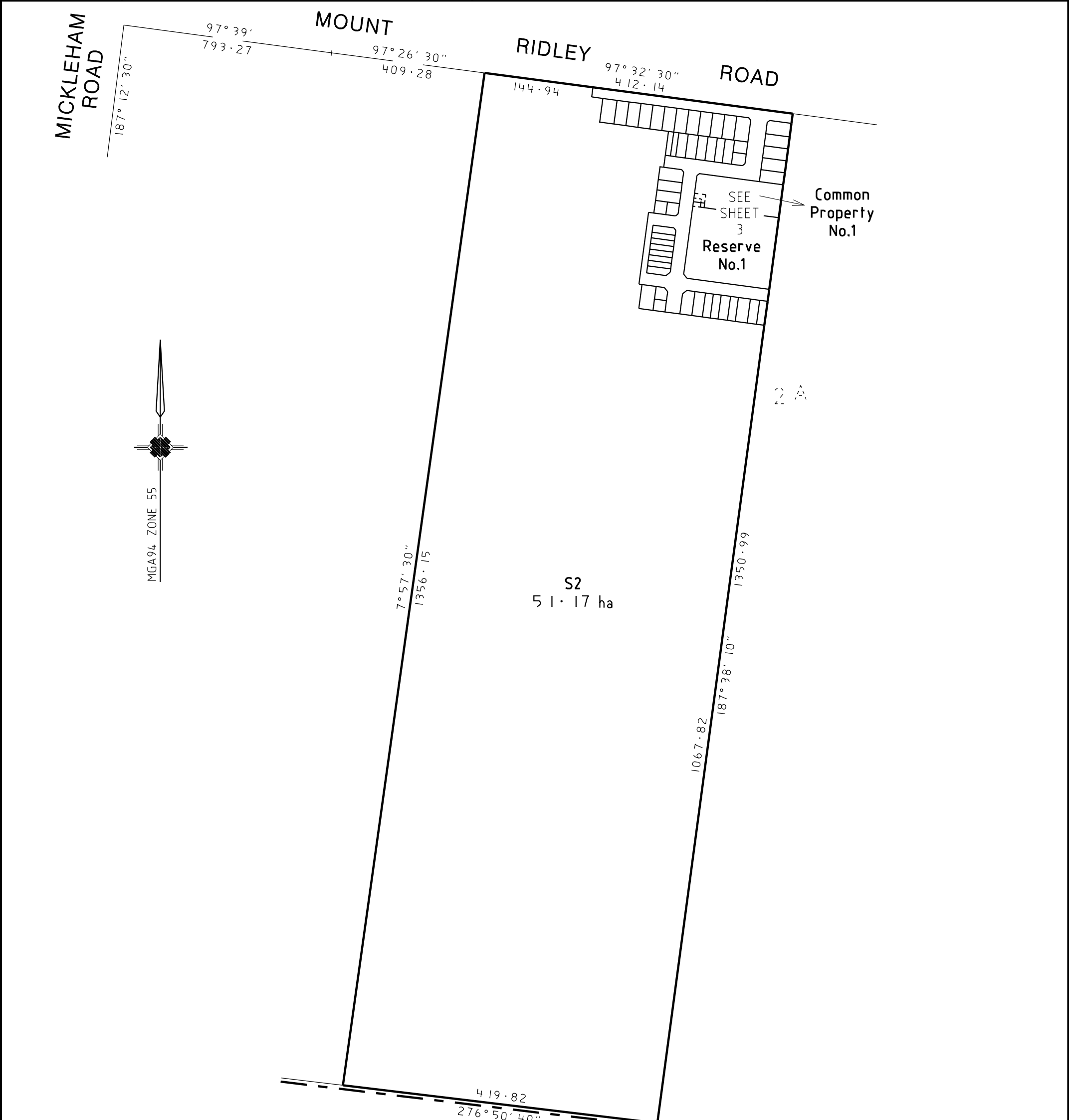
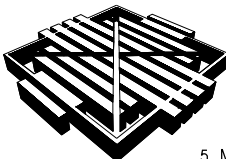


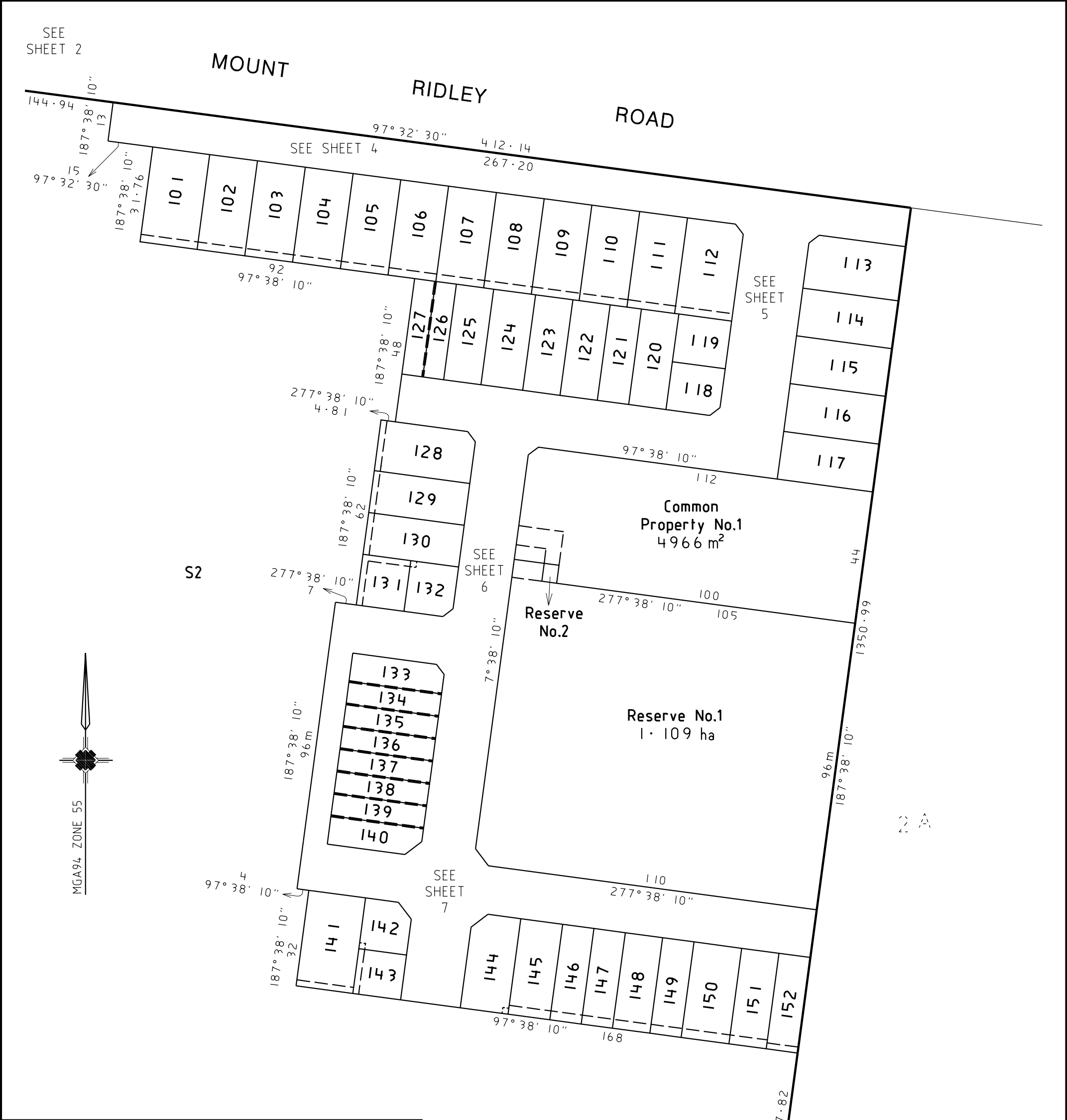
	<b>PLAN OF SUBDIVISION</b>				Stage No. <b>1</b>	LRS use only <b>EDITION</b>	Plan Number <b>PS 649691Y</b>
<div>Location of Land</div> <div>Parish: Mickleham</div> <div>Township: _____</div> <div>Section: _____</div> <div>Crown Allotment: _____</div> <div>Crown Portion: 2B (Part)</div> <div>Title Reference: Vol. 8795 Fol. 871 Vol. 8735 Fol. 421</div> <div>Last Plan Reference: Lot 1 TP 513671C Lot 1 TP 760363H</div> <div>Postal Address: 535 &amp; 535A Mount Ridley Road (at time of subdivision) Mickleham 3064</div> <div>MGA94 Co-ordinates: E 313 900 (of approx. centre of land in plan) N 5 840 300 Zone: 55</div>					<div>Council Certificate and Endorsement</div> <div>Council Name: Hume City Council Ref:</div> <div>1. This plan is certified under section 6 of the Subdivision Act 1988.</div> <div>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /20</div> <div>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date / /20 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /20</div>		
Vesting of Roads and/or Reserves					Notations		
Identifier		Council/Body/Person			Staging This is/ <del>is not</del> a staged subdivision Planning Permit No. P15448		
Roads R-1		Hume City Council			Depth Limitation : Does not apply.		
Reserve No.1		Hume City Council					
Reserve No.2		Jemena Electricity Networks (Vic) Ltd					
<div>The easement for transmission of electricity purpose created by D104619 merges upon registration of this plan.</div> <div>E-4, Party Wall Easements, have been exaggerated in the diagrams herein for clarity purposes.</div> <div>Estate: TRILLIUM</div> <div>Development No.: 1</div> <div>No. of Lots: 52</div> <div>Area: 5.134 ha</div> <div>Melways: 366 B12</div>					<div>THIS IS A SPEAR PLAN</div> <div>Lots 1 to 100 (Both Inclusive) have been omitted from this stage.</div> <div>Lots on this Plan may be affected by one or more Owners Corporations</div> <div>Other purpose of plan: To remove the easement for carriageway purposes shown on TP 513671C created by Transfer D104619.</div> <div>Grounds for Removal of Easement: By direction in Planning Permit No. P15448 issued by Hume City Council.</div> <div>Building Envelope Schedule is within the Instrument for PS 649691Y, Stage 1.</div> <div>Survey This plan is/<del>is not</del> based on survey, refer BP 2632P This survey has been connected to permanent marks Mickleham no(s) PM3 &amp; PM4 in Proclaimed Survey Area No. 74</div>		
Easement Information					LRS use only		
					Statement of Compliance/ Exemption Statement		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input type="checkbox"/> Date / /20		
E-1 & E-3	Drainage	See Diag.	This Plan	Hume City Council	LRS use only PLAN REGISTERED TIME DATE / /20 ..... Assistant Registrar of Titles		
E-2 & E-3	Sewerage	See Diag.	This Plan	Yarra Valley Water Corporation			
E-4	Party Wall	0.15	This Plan	The relevant abutting lot on this plan			
E-5	Powerline	See Diag.	This Plan Section 88 of the Electricity Industry Act 2000	Jemena Electricity Networks (Vic) Ltd			
E-6	Carriageway	See Diag.	This Plan	Jemena Electricity Networks (Vic) Ltd			
<div><div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099</div></div>				<div>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG</div> <div>SIGNATURE <u>DIGITALLY SIGNED</u> DATE</div> <div>REF 36182/Stg.1 VERSION 15</div>		<div>..... DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3</div>	

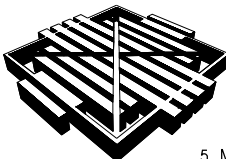
	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------



 <div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS 5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</div>		SHEET 2	
ORIGINAL SCALE 1:5000	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 36182/Stg.1 VERSION 15	DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
SCALE 0 50 100 150 200 250 LENGTHS ARE IN METRES			

	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------



 <div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS 5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</div>		SHEET 3	
ORIGINAL SCALE 1 : 1250	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 36182/Stg.1 VERSION 15	DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

Signed by Council: Hume City Council, Council Ref: S006487, Original Certification: 21/05/2012, Recertification: 07/12/2012, S.O.C.: 21/01/2013

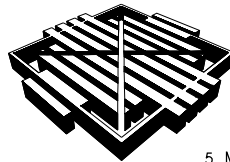
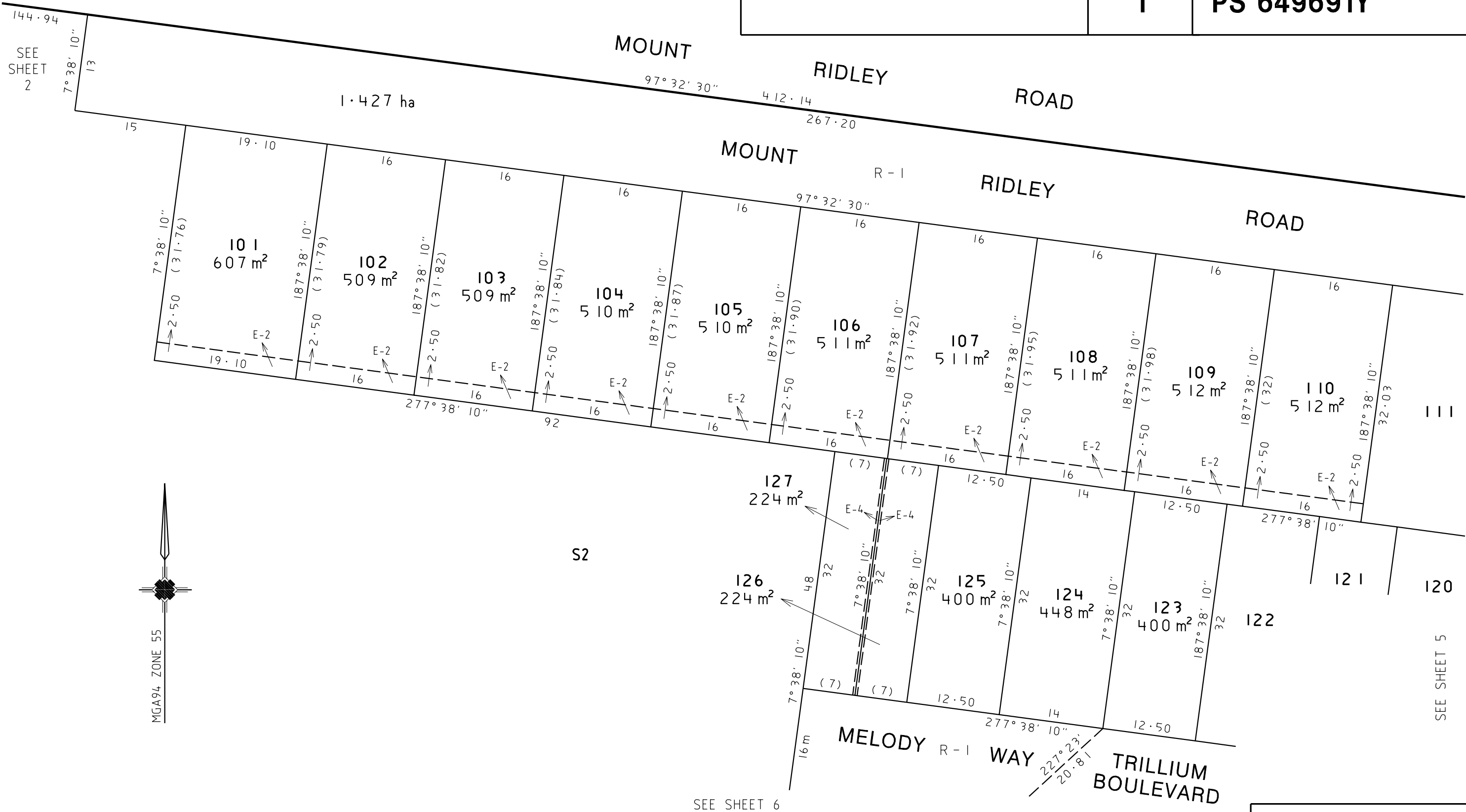
PLAN OF SUBDIVISION

Stage No.

1

Plan Number

PS 649691Y



WATSONS

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916  
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL

SCALE

1 : 500

SHEET  
SIZE  
A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED

DATE

REF 36182/Stg.1

VERSION 15

SHEET 4

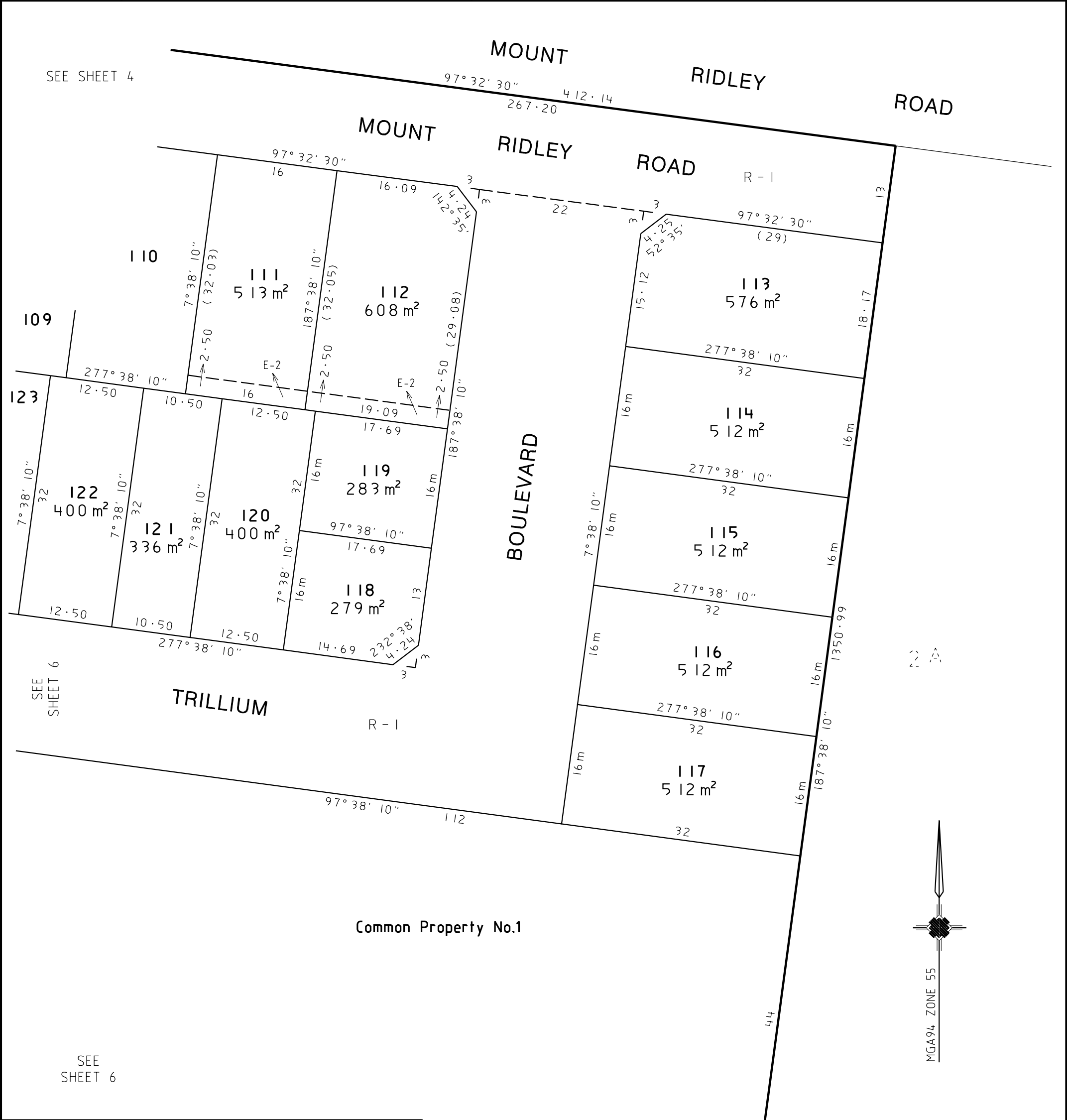
DATE / /20

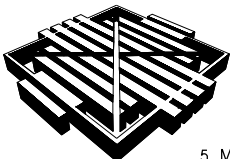
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

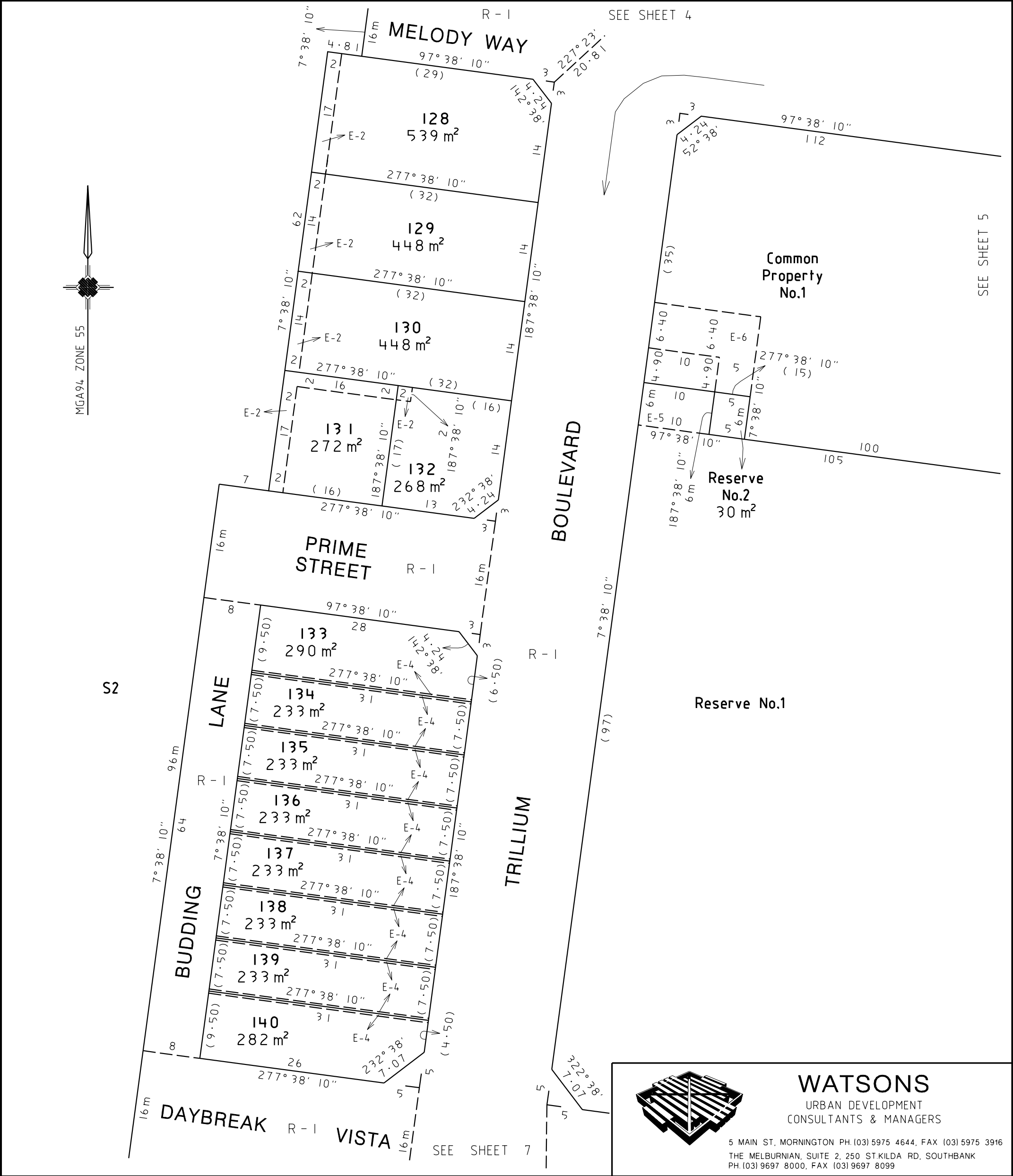
Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (14) SPEAR Ref: S019975E 23/11/2012, Amended: 04/02/2013.

	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------



<div></div> <div><div>WATSONS</div><div>URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS</div></div> <div>5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099</div>		<div><div><div>100</div><div>277° 38' 10"</div></div><div>96 m</div><div>SEE SHEET 3</div></div> <div>Reserve No.1</div>	
<div><div>ORIGINAL</div><div>SCALE</div><div>1 : 500</div></div> <div><div>SHEET</div><div>SIZE</div><div>A3</div></div>		<div><div>SCALE</div><div>0510152025</div><div>LENGTHS ARE IN METRES</div></div> <div>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG</div> <div>SIGNATURE <u>DIGITALLY SIGNED</u> DATE</div> <div>REF 36182/Stg.1 VERSION 15</div>	
		<div>SHEET 5</div> <div><div>DATE / /20</div><div>COUNCIL DELEGATE SIGNATURE</div><div>ORIGINAL SHEET SIZE A3</div></div>	

	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------



ORIGINAL SCALE 1:500		SHEET SIZE A3		SCALE 0 5 10 15 20 25 LENGTHS ARE IN METRES		LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 36182/Stg.1 VERSION 15		SHEET 6 DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	
-------------------------	--	------------------	--	---	--	---	--	---	--

Signed by Council: Hume City Council, Council Ref: S006487, Original Certification: 21/05/2012, Recertification: 07/12/2012, S.O.C.: 21/01/2013

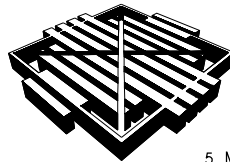
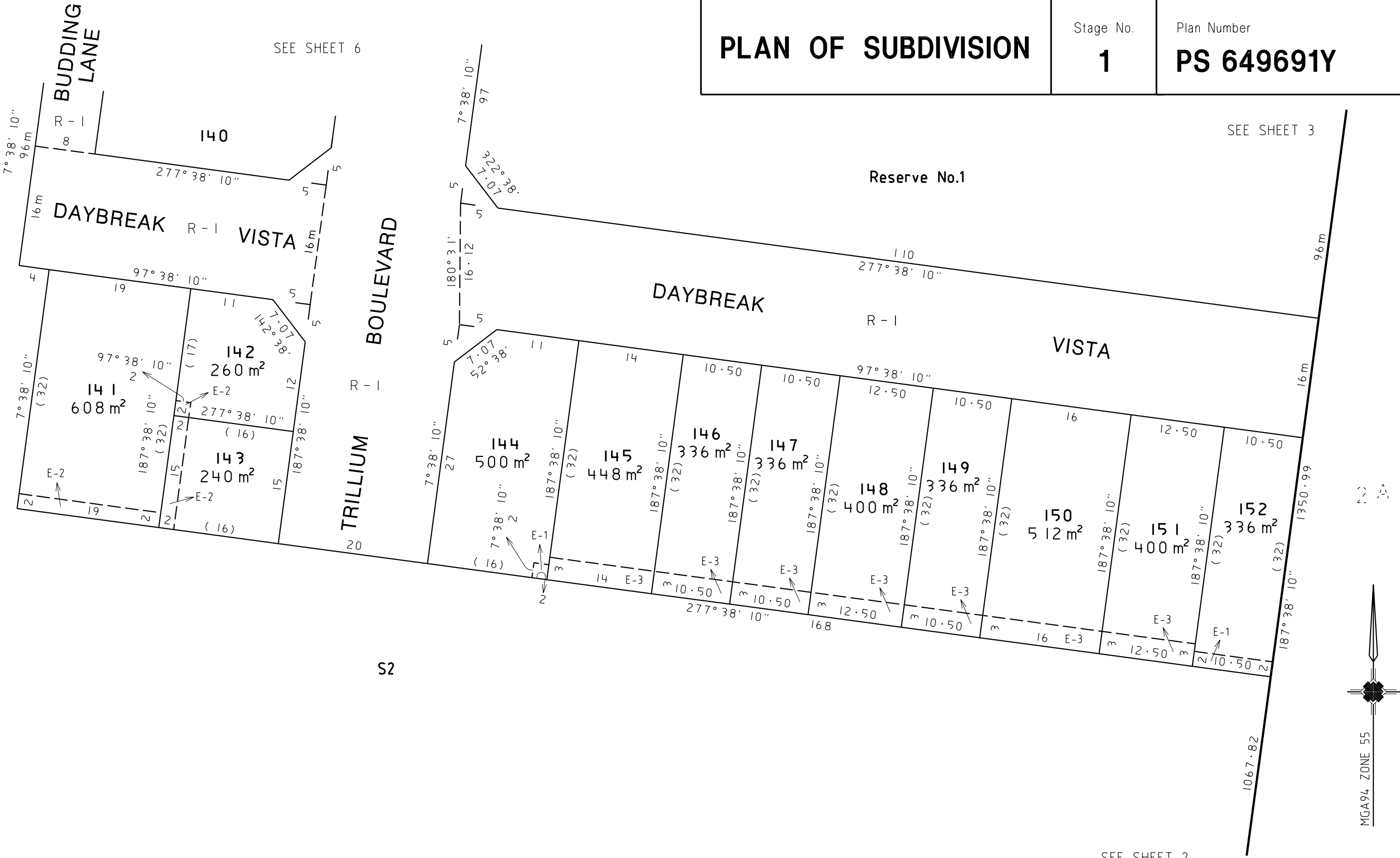
PLAN OF SUBDIVISION

Stage No.

1

Plan Number

PS 649691Y



WATSONS

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916  
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL

SCALE

1 : 500

SHEET  
SIZE  
A3

SCALE



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED

DATE

REF 36182/Stg.1

VERSION 15

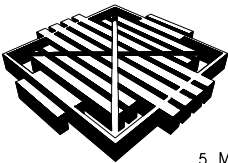
SHEET 7

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (14) SPEAR Ref: S019975E 23/11/2012, Amended: 04/02/2013.

	<b>OWNERS CORPORATION SCHEDULE</b>			Stage No. <b>1</b>		Plan Number <b>PS 649691Y</b>																																																																																																																																																																																																																																																																																																																																																																																			
<i>Owners Corporation:</i> 1						<i>Plan no.</i> P.S. 649691Y																																																																																																																																																																																																																																																																																																																																																																																			
Land affected by Owners Corporation 1: Lots 101 to 152 (Both Inclusive), S2 and Common Property No.1																																																																																																																																																																																																																																																																																																																																																																																									
Limitations of Owners Corporation 1: Unlimited																																																																																																																																																																																																																																																																																																																																																																																									
<b>Notations:</b> Model Rules Apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006.																																																																																																																																																																																																																																																																																																																																																																																									
<div>LotEntitlementandLotLiability</div> <table><thead><tr><th>Lot</th><th>Entitlement</th><th>Liability</th><th>Lot</th><th>Entitlement</th><th>Liability</th><th>Lot</th><th>Entitlement</th><th>Liability</th></tr></thead><tbody><tr><td>101</td><td>10</td><td>10</td><td>140</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>102</td><td>10</td><td>10</td><td>141</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>103</td><td>10</td><td>10</td><td>142</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>104</td><td>10</td><td>10</td><td>143</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>105</td><td>10</td><td>10</td><td>144</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>106</td><td>10</td><td>10</td><td>145</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>107</td><td>10</td><td>10</td><td>146</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>108</td><td>10</td><td>10</td><td>147</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>109</td><td>10</td><td>10</td><td>148</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>110</td><td>10</td><td>10</td><td>149</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>111</td><td>10</td><td>10</td><td>150</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>112</td><td>10</td><td>10</td><td>151</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>113</td><td>10</td><td>10</td><td>152</td><td>10</td><td>10</td><td></td><td></td><td></td></tr><tr><td>114</td><td>10</td><td>10</td><td>S2</td><td>8130</td><td>1</td><td></td><td></td><td></td></tr><tr><td>115</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>116</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>117</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>118</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>119</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>120</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>121</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>122</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>123</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>124</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>125</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>126</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>127</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>128</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>129</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>130</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>131</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>132</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>133</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>134</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>135</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>136</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>137</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>138</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>139</td><td>10</td><td>10</td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Total</td><td></td><td></td><td>Total</td><td>8650</td><td>521</td><td>Total</td><td></td><td></td></tr></tbody></table>									Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	101	10	10	140	10	10				102	10	10	141	10	10				103	10	10	142	10	10				104	10	10	143	10	10				105	10	10	144	10	10				106	10	10	145	10	10				107	10	10	146	10	10				108	10	10	147	10	10				109	10	10	148	10	10				110	10	10	149	10	10				111	10	10	150	10	10				112	10	10	151	10	10				113	10	10	152	10	10				114	10	10	S2	8130	1				115	10	10							116	10	10							117	10	10							118	10	10							119	10	10							120	10	10							121	10	10							122	10	10							123	10	10							124	10	10							125	10	10							126	10	10							127	10	10							128	10	10							129	10	10							130	10	10							131	10	10							132	10	10							133	10	10							134	10	10							135	10	10							136	10	10							137	10	10							138	10	10							139	10	10							Total			Total	8650	521	Total		
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability																																																																																																																																																																																																																																																																																																																																																																																	
101	10	10	140	10	10																																																																																																																																																																																																																																																																																																																																																																																				
102	10	10	141	10	10																																																																																																																																																																																																																																																																																																																																																																																				
103	10	10	142	10	10																																																																																																																																																																																																																																																																																																																																																																																				
104	10	10	143	10	10																																																																																																																																																																																																																																																																																																																																																																																				
105	10	10	144	10	10																																																																																																																																																																																																																																																																																																																																																																																				
106	10	10	145	10	10																																																																																																																																																																																																																																																																																																																																																																																				
107	10	10	146	10	10																																																																																																																																																																																																																																																																																																																																																																																				
108	10	10	147	10	10																																																																																																																																																																																																																																																																																																																																																																																				
109	10	10	148	10	10																																																																																																																																																																																																																																																																																																																																																																																				
110	10	10	149	10	10																																																																																																																																																																																																																																																																																																																																																																																				
111	10	10	150	10	10																																																																																																																																																																																																																																																																																																																																																																																				
112	10	10	151	10	10																																																																																																																																																																																																																																																																																																																																																																																				
113	10	10	152	10	10																																																																																																																																																																																																																																																																																																																																																																																				
114	10	10	S2	8130	1																																																																																																																																																																																																																																																																																																																																																																																				
115	10	10																																																																																																																																																																																																																																																																																																																																																																																							
116	10	10																																																																																																																																																																																																																																																																																																																																																																																							
117	10	10																																																																																																																																																																																																																																																																																																																																																																																							
118	10	10																																																																																																																																																																																																																																																																																																																																																																																							
119	10	10																																																																																																																																																																																																																																																																																																																																																																																							
120	10	10																																																																																																																																																																																																																																																																																																																																																																																							
121	10	10																																																																																																																																																																																																																																																																																																																																																																																							
122	10	10																																																																																																																																																																																																																																																																																																																																																																																							
123	10	10																																																																																																																																																																																																																																																																																																																																																																																							
124	10	10																																																																																																																																																																																																																																																																																																																																																																																							
125	10	10																																																																																																																																																																																																																																																																																																																																																																																							
126	10	10																																																																																																																																																																																																																																																																																																																																																																																							
127	10	10																																																																																																																																																																																																																																																																																																																																																																																							
128	10	10																																																																																																																																																																																																																																																																																																																																																																																							
129	10	10																																																																																																																																																																																																																																																																																																																																																																																							
130	10	10																																																																																																																																																																																																																																																																																																																																																																																							
131	10	10																																																																																																																																																																																																																																																																																																																																																																																							
132	10	10																																																																																																																																																																																																																																																																																																																																																																																							
133	10	10																																																																																																																																																																																																																																																																																																																																																																																							
134	10	10																																																																																																																																																																																																																																																																																																																																																																																							
135	10	10																																																																																																																																																																																																																																																																																																																																																																																							
136	10	10																																																																																																																																																																																																																																																																																																																																																																																							
137	10	10																																																																																																																																																																																																																																																																																																																																																																																							
138	10	10																																																																																																																																																																																																																																																																																																																																																																																							
139	10	10																																																																																																																																																																																																																																																																																																																																																																																							
Total			Total	8650	521	Total																																																																																																																																																																																																																																																																																																																																																																																			
<div><div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS <small>5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099</small></div></div>				<div>LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 36182/Stg.1VERSION 15</div>				<div>SHEET 8 <div>DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3</div></div>																																																																																																																																																																																																																																																																																																																																																																																	



	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION A

The following restriction is to be created upon registration of this plan.

Land to benefit: Lots 101 to 152 (both inclusive) on this plan.

Land to be burdened: Lots 101 to 152 (both inclusive) on this plan.

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof:

- (i)

Build or cause to be built or allow to be built or allow to remain standing more than one private dwelling-house (which expression shall include a house, apartment, unit or flat).
- (ii)

Build or cause to be built or allow to be built or allow to remain standing a dwelling-house or any other improvements, or carry out cause to be carried out or allow to be carried out any building or construction works on the lot prior to 1 January 2022 unless:

(A)

copies of building plans, elevations, roof plan, site plan (incorporating set-back from all boundaries, building envelope, existing contours, proposed finished floor levels and site levels, all proposed driveways and paths, details of fences and outbuildings and landscaping) and schedule of external colours and materials ("plans") have been submitted to the Design Assessment Panel, at the address in the Design Guidelines (as amended from time to time); and

(B)

the plans comply with the Design Guidelines, a copy of which can be obtained from the website at [www.trillium-mickleham.com.au](http://www.trillium-mickleham.com.au); and

(C)

the Design Assessment Panel or such other entity as may be nominated by the Design Assessment Panel from time to time has given its written approval to the plans prior to the commencement of works;
- (iii)

Build or cause to be built or allow to be built or allow to remain standing a dwelling-house with a floor area of less than:

(A)

160 square metres in the case of a lot having an area of 500 square metres or greater; or

(B)

130 square metres in the case of a lot having an area of 400 square metres or greater but less than 500 square metres; or

(C)

100 square metres in the case of a lot having an area of 300 square metres or greater but less than 400 square metres; or

(D)

75 square metres in the case of a lot having an area of less than 300 square metres.

For the purposes of calculating the floor area of a dwelling-house the area of the garages, terraces, pergolas or verandahs shall be excluded.
- (iv)

Build or cause to be built or allow to be built or allow to remain any fencing:

(A)

Along a front street boundary; or

(B)

Between the front street boundary and the building line; or

(C)

Upon a side or rear boundary of a lot except a fence:

a.

Which is constructed of timber palings with exposed posts capped across the top of the palings; and

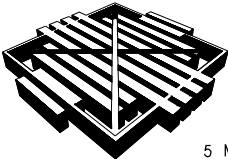
b.

Which does not exceed 1.8 metres in height excluding a screen erected to meet the requirements of Part 4 of the Building Regulations 2006 in relation to overlooking.

The foregoing restriction shall not apply during any period that the lot is being used as a display home.

- (v)

Subdivide or cause to subdivide or allow to be subdivided the burdened lot.

		SHEET 9
 <div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS <small>5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099</small></div>	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG	
	SIGNATURE <u>DIGITALLY SIGNED</u> DATE	DATE / /20
	REF 36182/Stg.1 VERSION 15	COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------

SUBDIVISION ACT 1988  
CREATION OF RESTRICTION B

The following restriction is to be created upon registration of this plan.

Table of land burdened and land benefited

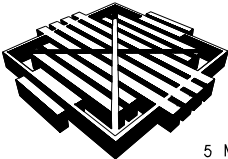
Burdened Lot No.	Benefiting Lots on This Plan
101	102
102	101, 103
103	102, 104
104	103, 105
105	104, 106
106	105, 107, 126, 127
107	106, 108, 125, 126
108	107, 109, 124, 125
109	108, 110, 122, 123, 124
110	109, 111, 121, 122
111	110, 112, 120, 121
112	111, 119, 120
113	114
114	113, 115
115	114, 116
116	115, 117
117	116
118	119, 120
119	112, 118, 120
120	111, 112, 118, 119, 121
121	110, 111, 120, 122
122	109, 110, 121, 123
123	109, 122, 124
124	108, 109, 123, 125
125	107, 108, 124, 126
126	106, 107, 125, 127

Burdened Lot No.	Benefiting Lots on This Plan
127	106, 126
128	129
129	128, 130
130	129, 131, 132
131	130, 132
132	130, 131
133	134
134	133, 135
135	134, 136
136	135, 137
137	136, 138
138	137, 139
139	138, 140
140	139
141	142, 143
142	141, 143
143	141, 142
144	145
145	144, 146
146	145, 147
147	146, 148
148	147, 149
149	148, 150
150	149, 151
151	150, 152
152	151

Description of Restriction:

The registered proprietor or proprietors for the time being of a lot on this Plan of Subdivision his, her, their or its heirs, executors, administrators and transferees shall not at any time on the said lot or any part or parts thereof build or cause to be built or allow to be built or allow to remain standing a dwelling-house (which expression shall include a house, apartment, unit or flat) or any other improvements, other than a building which has been constructed in accordance with the Building Envelopes, as incorporated into the Building Envelope Schedule, within the instrument for PS 649691Y, Stage 1.

This restricition shall expire 1 January 2022.

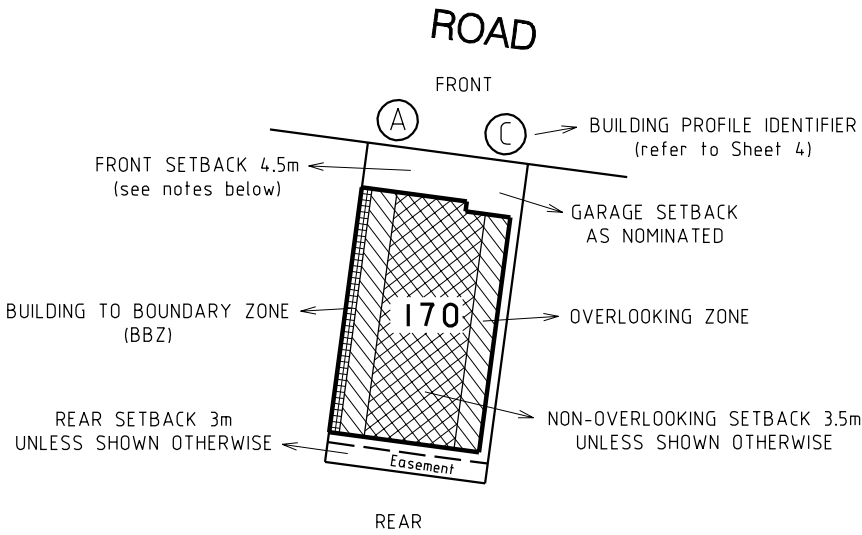
		SHEET 10
 <div><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS <small>5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099</small></div>	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG	.....
	SIGNATURE <u>DIGITALLY SIGNED</u> DATE	DATE / /20
	REF 36182/Stg.1 VERSION 15	COUNCIL DELEGATE SIGNATURE
		ORIGINAL SHEET SIZE A3

	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------

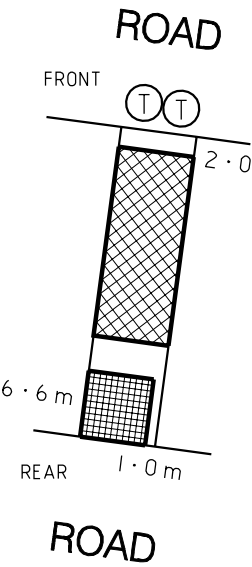
BUILDING ENVELOPE SCHEDULE  
See Plan of Subdivision PS 649691Y

LEGEND

EXAMPLE OF TYPICAL BUILDING ENVELOPE SETBACKS



EXAMPLE OF REAR LOADED TERRACE LOT



Notations:

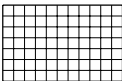
- The front and side setbacks are measured to the outermost walls of the buildings.
- Garages must be setback a minimum of 5.0m from the front street boundary unless otherwise noted.
- Walls less than 1.0m from the boundary must be within 150mm of the boundary.
- The setback to a side street boundary for a corner lot is 2m unless noted otherwise.
- Porches and verandahs can encroach into the front setback by up to 1.0m at heights of up to 4m for a single storey home and heights of up to 9m for a two-storey home.

Additional Notations (for Lots marked with ★):

- With the exception of garages with access from a laneway, garages must be located or setback behind the front facade of the home.
- Garages setback between 5.0m and 3.9m behind the front street building line are not permitted.
- Minimum Open Space required is 25 square metres with a 3m minimum width.
- Maximum building site coverage of 70% is permitted.

Refer "Diagrams and Plans" in this document for further definitions.

**Single Storey Building Envelope hatch types**



Building to Boundary Zone

**Double Storey Building Envelope hatch types**

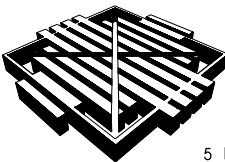


Overlooking Zone - Habitable room windows or raised open spaces are a source of overlooking.



Non Overlooking Zone - Habitable room windows or raised open spaces are not a source of overlooking.

The registered proprietor or proprietors of the lot are required to build in accordance with the approved building envelopes shown hereon and in the "Profile Diagrams" in this document.

 <p><b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS &amp; MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099</p>		LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 36182/Stg.1 VERSION 15	SHEET 1 OF 4 SHEETS DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3
---	--	---	---

Signed by Council: Hume City Council, Council Ref: S006487, Original Certification: 21/05/2012, Recertification: 07/12/2012, S.O.C.: 21/01/2013

PLAN OF SUBDIVISION

Stage No.

1

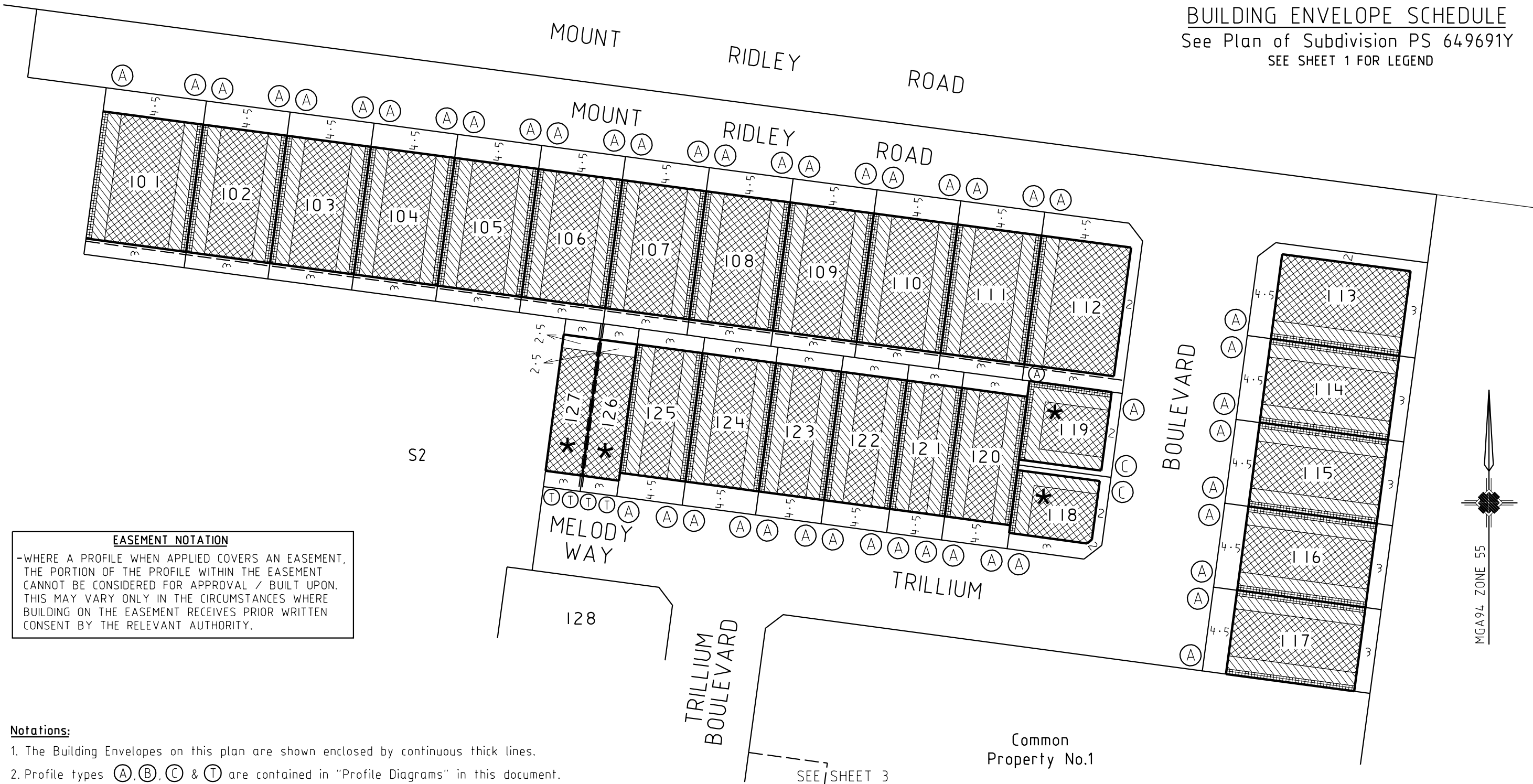
Plan Number

PS 649691Y

BUILDING ENVELOPE SCHEDULE

See Plan of Subdivision PS 649691Y

SEE SHEET 1 FOR LEGEND

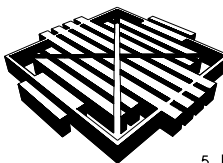


EASEMENT NOTATION

-WHERE A PROFILE WHEN APPLIED COVERS AN EASEMENT, THE PORTION OF THE PROFILE WITHIN THE EASEMENT CANNOT BE CONSIDERED FOR APPROVAL / BUILT UPON. THIS MAY VARY ONLY IN THE CIRCUMSTANCES WHERE BUILDING ON THE EASEMENT RECEIVES PRIOR WRITTEN CONSENT BY THE RELEVANT AUTHORITY.

Notations:

- 1. The Building Envelopes on this plan are shown enclosed by continuous thick lines.
- 2. Profile types (A), (B), (C) & (T) are contained in "Profile Diagrams" in this document.



WATSONS

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH.(03) 5975 4644, FAX (03) 5975 3916  
THE MELBURNIAN, SUITE 2, 250 ST.KILDA RD, SOUTHBANK PH.(03) 9697 8000, FAX (03) 9697 8099

ORIGINAL

SCALE

1 : 750

SHEET  
SIZE  
A3

SCALE

0 7.5 15 22.5 30 37.5

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.1

VERSION 15

SHEET 2

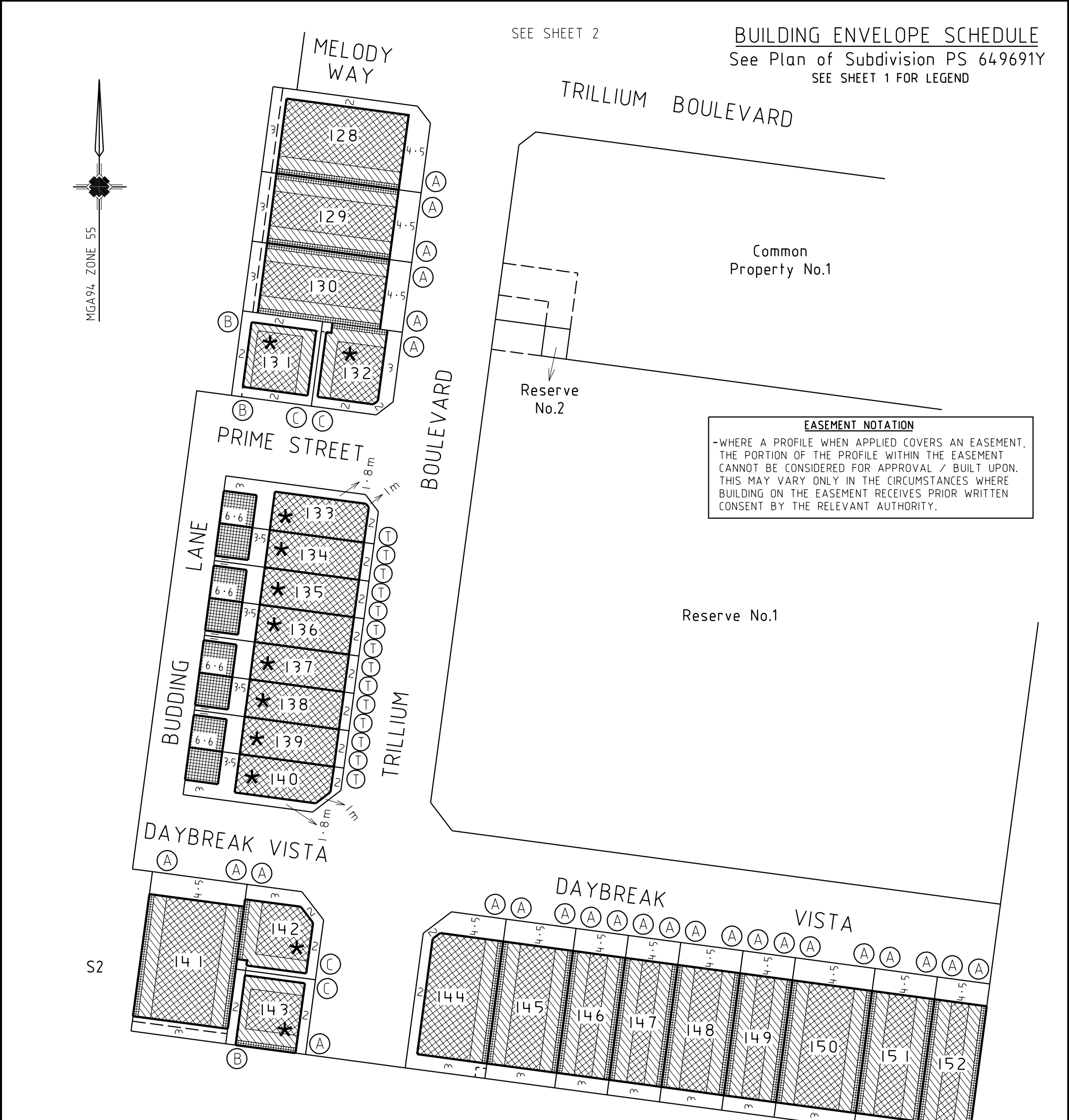
DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

Signed by: Michael Neylan Degg (Watsons) Surveyor's Plan Version (14) SPEAR Ref: S019975E 23/11/2012, Amended: 04/02/2013.

	<b>PLAN OF SUBDIVISION</b>	Stage No. <b>1</b>	Plan Number <b>PS 649691Y</b>
--	----------------------------	-----------------------	----------------------------------



<b>WATSONS</b> URBAN DEVELOPMENT CONSULTANTS & MANAGERS 5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916 THE MELBURNIAN, SUITE 2, 250 ST KILDA RD, SOUTHBANK PH. (03) 9697 8000, FAX (03) 9697 8099		<b>Notations:</b> 1. The Building Envelopes on this plan are shown enclosed by continuous thick lines. 2. Profile types (A), (B), (C) & (T) are contained in "Profile Diagrams" in this document.	
ORIGINAL SCALE 1 : 750	SHEET SIZE A3	LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG SIGNATURE <u>DIGITALLY SIGNED</u> DATE REF 36182/Stg.1 VERSION 15	SHEET 3 DATE / /20 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

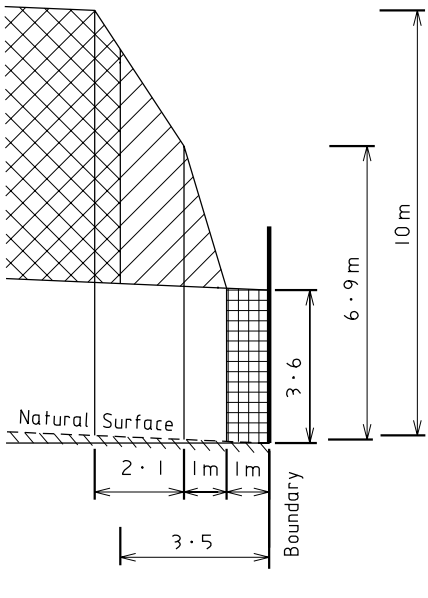
PLAN OF SUBDIVISION

Stage No.  
**1**

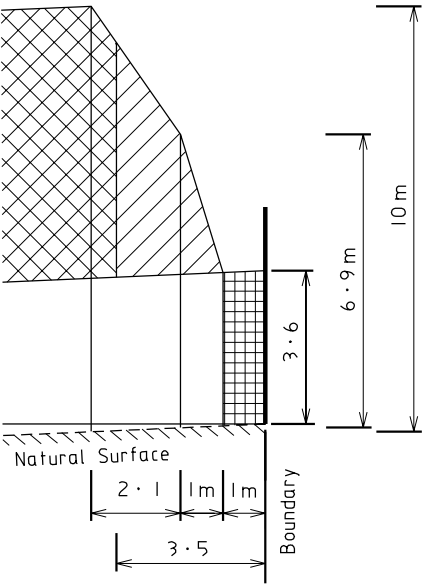
Plan Number  
**PS 649691Y**

PROFILE DIAGRAMS

**A** Profile

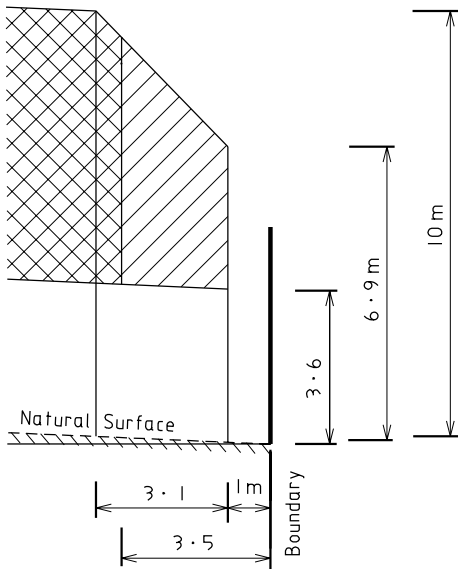


Natural surface rising from boundary



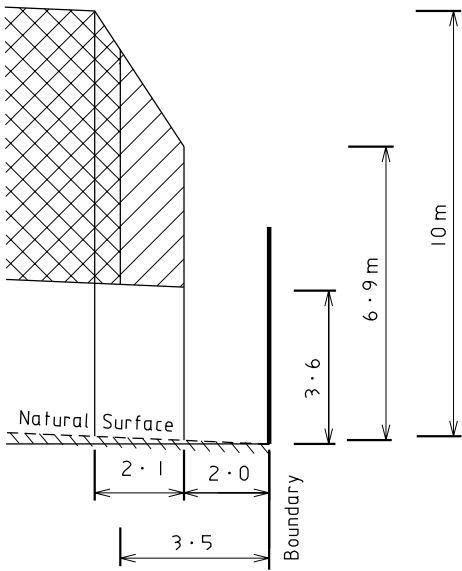
Natural surface falling from boundary

**C** Profile

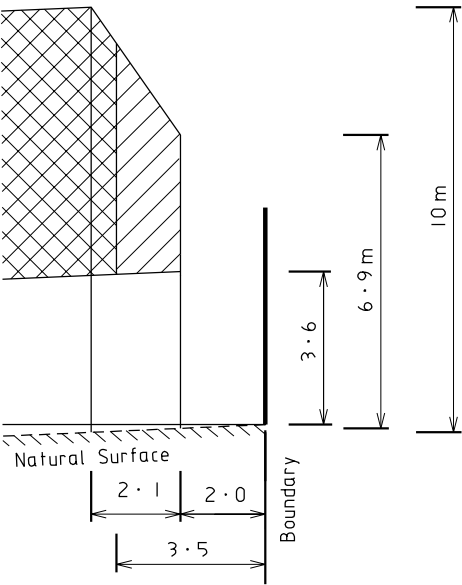


Natural surface rising from boundary

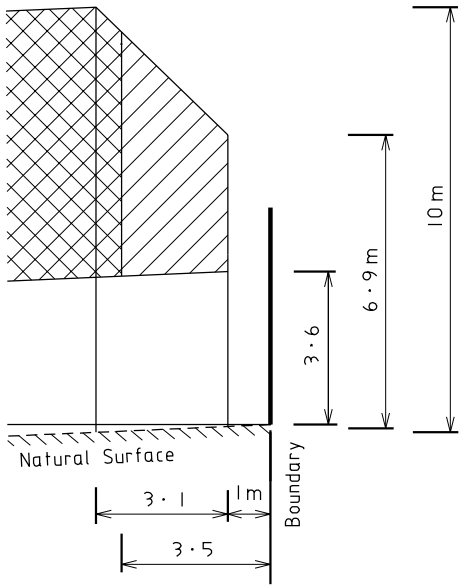
**B** Profile



Natural surface rising from boundary

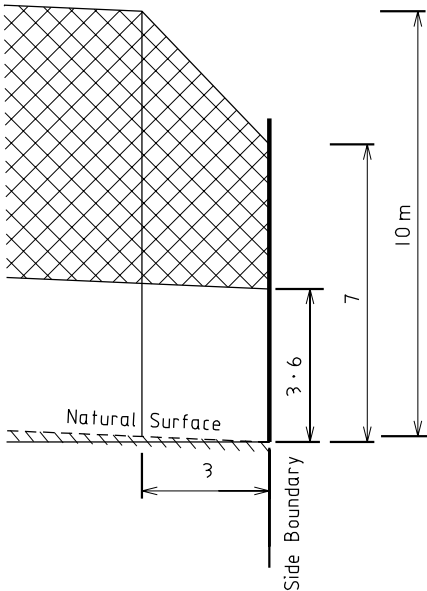


Natural surface falling from boundary

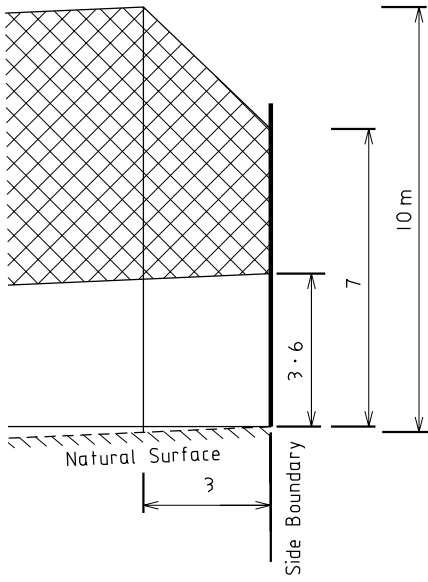


Natural surface falling from boundary

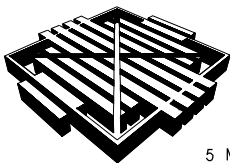
**T** Profile



Natural surface rising from side boundary



Natural surface falling from side boundary



**WATSONS**

URBAN DEVELOPMENT  
CONSULTANTS & MANAGERS

5 MAIN ST, MORNINGTON PH. (03) 5975 4644, FAX (03) 5975 3916  
THE MELBURNIAN, SUITE 2, 250 ST. KILDA RD, SOUTHBANK  
PH. (03) 9697 8000, FAX (03) 9697 8099

LICENSED SURVEYOR (PRINT) MICHAEL NEYLAN DEGG

SIGNATURE DIGITALLY SIGNED DATE

REF 36182/Stg.1

VERSION 15

SHEET 4

DATE / /20

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3